

028.0

0001

0012.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

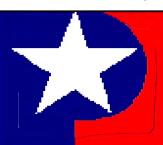
Total Card / Total Parcel
940,000 / 940,000

USE VALUE:

940,000 / 940,000

ASSESSED:

940,000 / 940,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RODRIGUES HENRY J-ETAL	
Owner 2: RODRIGUES LOUISE E	
Owner 3:	

Street 1: 9 EVERETT STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,745 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Stucco Exterior and 2708 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4745		Sq. Ft.	Site		0	80.	1.19	1									449,879						449,900	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4745.000		485,400		4,700		449,900		940,000							
Total Card							0.109		485,400		4,700		449,900		940,000		Entered Lot Size					
Total Parcel							0.109		485,400		4,700		449,900		940,000		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.							
TAX DISTRICT										Parcel ID		PAT ACCT.							
Tax Yr										Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
2020	104	FV		485,500		4700	4,745.	449,900	940,100		16829-351		3/1/1986		40,000	No	No	A	
2019	104	FV		374,100		4700	4,745.	478,000	856,800										
2018	104	FV		374,100		4700	4,745.	348,700	727,500										
2017	104	FV		351,200		4700	4,745.	303,700	659,600										
2016	104	FV		351,200		4700	4,745.	258,700	614,600										
2015	104	FV		313,600		4700	4,745.	253,100	571,400										
2014	104	FV		313,600		4700	4,745.	208,100	526,400										
2013	104	FV		326,100		4700	4,745.	197,900	528,700										

BUILDING PERMITS																		ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name													
11/6/2012	1458	Re-Roof	6,700	C					10/31/2018	MEAS&NOTICE	HS	Hanne S													
									4/30/2013	Info Fm Prmt	EMK	Ellen K													
									3/27/2009	Inspected	163	PATRIOT													
									1/22/2009	Measured	372	PATRIOT													
									2/16/2000	Measured	270	PATRIOT													
									10/1/1981		MM	Mary M													
										Sign:	VERIFICATION OF VISIT NOT DATA												/	/	

EXTERIOR INFORMATION

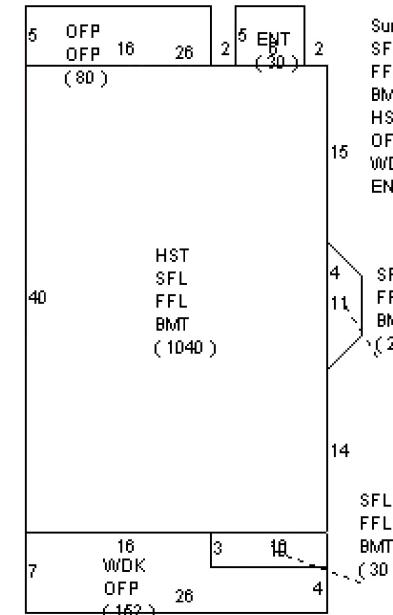
Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

--	--	--	--	--	--	--	--	--	--	--	--

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1921
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1945	21.94	T	40	104			4,700		4,700

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 13	BRs: 6
	Baths: 2	HB: 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	2
	13
	6

RES BREAKDOWN

No Unit	RMS	BRs	FL
1	6	3	
1	7	3	

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.03773999
Const Adj.:	0.98000199
Adj \$ / SQ:	172.888
Other Features:	125250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	659484
Depreciation:	174104
Depreciated Total:	485380
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	172.89
Special Features:	0
Final Total:	485400
Val/Su Net:	112.99
Val/Su SzAd:	179.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,094	51.870	56,742						
FFL	First Floor	1,094	172.890	189,139						
SFL	Second Floor	1,094	172.890	189,139						
HST	Half Story	520	172.890	89,902						
OPF	Open Porch	312	21.350	6,662						
WDK	Deck	152	12.330	1,874						
ENT	ENTRY	30	25.870	776						
Net Sketched Area:		4,296	Total:	534,234						
Size Ad	2708	Gross Are	4816	FinArea	2708					

SUB AREA DETAIL**IMAGE**
AssessPro Patriot Properties, Inc